



King County

Department of Development and Environmental Services
Land Use Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219
206-296-6600 TTY 206-296-7217

Innocent Purchaser Instructions

Alternative formats available
upon request

Filing an Innocent Purchaser Affidavit is a process established by State and County law that allows County recognition of property as a separate lot when said property is purchased for fair value and without knowledge that it was sold in violation of state and local subdivision laws. To accomplish this process, applicant signs and dates an Innocent Purchaser Affidavit.

The recognition of property as a separate lot does not necessarily entitle an owner to permits for property development. Development permits will be issued dependent on consistency with pertinent County ordinances.

King County Code 19A.08.090 allows individuals to be recognized as innocent purchasers on a "one-time-only" basis. Therefore, all property in question, for which innocent purchaser status is sought, needs to be included in a single request for consideration.

Please complete the Affidavit by providing all pertinent information as requested.

1. Complete the applicant information at the top of the affidavit form. You must include the tax lot number (see Assessor's Map) for the purchased parcel.
2. Paragraph 1 – Please provide the purchase date and both the legal and common description of the property.
3. Paragraph 2 – List and attach all documents related to the purchase of said property; include copies of earnest money agreements, purchase and sale agreements, real estate contracts and/or advertising representations made by the seller that show compliance, on the seller's part, with state and local laws regarding the subdivision of property.
4. Paragraph 3 – Indicate the purchase price of the property and attach any copies of appraisals upon which fair market value can be determined.
5. Paragraph 4 – Indicate all of applicant's previous experience in requesting innocent purchaser status in King County.
6. Provide copy of earliest deed describing the subject lot. This is available from a title insurance company.
7. Provide copy of your deed or real estate contract.
8. Provide copy of title report.
9. Provide copy of current Assessor's map.

Please return the completed statement together with the current fee for innocent purchaser requests to the Department of Development and Environmental Services. If further information or explanation of the enclosed statement is required, please call 206-296-6600.

Check out the DDES Web site at www.metrokc.gov/ddes

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**Innocent Purchaser
Affidavit**

Applicant Name: _____ Telephone: (____) _____

Address: _____ Tax Lot No. _____

City, State & Zip: _____

State of Washington County of _____

_____, and _____ being first duly sworn, on
oath, depose(s) and state(s):

1. On _____, I (we) purchased the following described real estate:
2. Attached to this statement are true and correct copies of all documents signed by me (us) relating to the purchase of the above described real estate. These documents are:
3. I paid \$ _____ for the property. I have attached copies of appraisals, if any exist, upon which fair market value can be determined.
4. I (We) have _____ have not _____ made application for innocent purchaser status in King County previously. (You must explain all previous applications.)

I (We) am (are) aware that the purpose of filing this statement is to obtain recognition by King County of the property described in paragraph 1 above as a separate lot, by establishing to the satisfaction of the responsible County officials that I (we) purchased this property for value and without actual knowledge that it was sold in violation of state and local regulations regarding the subdivision of property. I (We) am (are) further aware that any false statements contained in this statement may lead to the revocation of County recognition of the property described in paragraph 1 as a separate lot and the revocation of all development permits which may have been issued with respect to this lot.

Applicant(s) Signature

I, _____, a duly authorized and acting Notary Public in and for the State of Washington, hereby declare: that on this date personally appeared before me _____, to me known to be the individual described in and who executed the within and foregoing document, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS and my hand and official seal this _____ day of _____ 20 _____.

NOTARY PUBLIC in and for the State of Washington

Residing at _____

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